

Further guidance on Fire Statements

The fire statement form is for use by applicants when required to submit a fire statement (in accordance with Article 9A of The Town and Country Planning (Development Management Procedure) (England) Order 2015 from 1 August 2021).

This requirement is referred to as planning gateway one.

Planning gateway one has two key elements:

- to require the developer to submit a fire statement setting out fire safety considerations specific to the development with a 'relevant' application for planning permission for development which involves one or more relevant buildings, and
- to establish the Health and Safety Executive as a statutory consultee for relevant planning applications

When is a fire statement required?

A 'relevant' application relates to a building which:

- contains two or more dwellings or educational accommodation; and/or
- meets the height condition (18m or more in height, or 7 or more storeys, whichever is reached first).

"Dwellings" includes flats and "educational accommodation" means residential accommodation for the use of students at boarding school or in later stages of education (see the definition in article 9A(8)).

A fire statement should also be submitted with an application relating to a building that is within the curtilage of a relevant building.

What information must a fire statement contain?

Fire statements must be submitted on a form published by the Secretary of State (or a form to similar effect) contain the particulars specified or referred to in the form, which includes information about (not exhaustive list):

- the principles, concepts and approach relating to fire safety that have been applied to each building in the development
- the site layout
- emergency vehicle access and water supplies for firefighting purposes
- what, if any, consultation has been undertaken on issues relating to the fire safety of the development; and what account has been taken of this

- how any policies relating to fire safety in relevant local development documents have been taken into account

The publication of a standard form for this purpose is intended to ensure consistency in the way in which information is provided, as well as ensuring information contained within a fire statement is focused on fire safety matters as they relate to land use planning.

The relevant forms may be viewed on the following weblinks:

[Fire statement form \(for applications made on or after 1 August 2021\) - print version](#)

[Fire statement form: guidance](#)

As many fire safety matters relevant to land use planning impact on the external layout of a site, including the spaces between buildings, fire statements will be required to include information on the entire development as set out on the plan which identifies the land to which the application relates which has to be submitted with the application.

What are the exemptions to the requirement to submit a fire statement with an application for permission?

Applications for planning permission will be exempt from the requirement to submit a fire statement where:

- the application is for a material change in use of a relevant building and the material change of use would result in the building no longer being a relevant building
- the application is for a material change in use of land or buildings within the curtilage of a relevant building and the material change of use would not result in the provision of one or more relevant buildings
- the application is for outline planning permission
- the application is for permission to develop land without compliance with conditions under section 73 of the Town and Country Planning Act 1990

Applications for outline planning permission will be exempt from the requirement to submit a fire statement because matters such as layout and scale can be reserved.

London Plan Guidance Sheet Policy D12(B) - Fire Statements

London Plan Policy D12 requires development proposals to achieve the highest standards of fire safety, embedding these at the earliest possible stage. All major development proposals should be submitted with a Fire Statement. The Fire Statement should set out an independent fire strategy and must be produced by a third party, suitably qualified assessor.

The statement should detail how the development proposal will function in terms of:

- 1) the building's construction: methods, products and materials used, including manufacturers' details
- 2) the means of escape for all building users: suitably designed stair cores, escape for building users who are disabled or require level access, and associated evacuation strategy approach
- 3) features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans
- 4) access for fire service personnel and how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these
- 5) how provision will be made within the curtilage of the site to enable fire appliances to gain access to the building
- 6) ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.

Further, detailed guidance on how to carry out and present the Fire Statement is available on the [GLA website](#).